026.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,300 / 813,300
					USE VALUE:	813,300 / 813,300
					ASSESSED:	813,300 / 813,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYAN JOSEPH T
Owner 2:	
Owner 3:	
Street 1:	157 SPRUCE ST
Street 2:	UNIT 1
Twn/City:	WATERTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	RYAN JOSEPH T & MARY F -
Owner 2:	-
Street 1:	80 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,077 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4077.000	374,800	4,700	433,800	813,300
Total Card	0.094	374,800	4,700	433,800	813,300
Total Parcel	0.094	374,800	4,700	433,800	813,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.14 | /Parcel: 375.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17804
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	375,300	4700	4,077.	433,800	813,800	813,800	Year End Roll	12/18/2019
2019	104	FV	294,500	4700	4,077.	461,000	760,200	760,200	Year End Roll	1/3/2019
2018	104	FV	294,500	4700	4,077.	336,200	635,400	635,400	Year End Roll	12/20/2017
2017	104	FV	296,900	4700	4,077.	292,800	594,400	594,400	Year End Roll	1/3/2017
2016	104	FV	296,900	4700	4,077.	249,500	551,100	551,100	Year End	1/4/2016
2015	104	FV	266,200	4700	4,077.	244,000	514,900	514,900	Year End Roll	12/11/2014
2014	104	FV	266,200	4700	4,077.	200,700	471,600	471,600	Year End Roll	12/16/2013
2013	104	FV	276,400	4700	4,077.	190,900	472,000	472,000		12/13/2012

!2169!

PRINT

Date	Time
12/10/20	17:38:54

LAST REV

Date	Time
11/15/19	09:31:51
jorourke	
2169	

USER DEFINED

Prior Id # 1:	17804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN JOSEPH T &	36918-445		9/19/2002	Family	99	No	No		Mary Ryan dod 12/19/2017
	12697-588		9/10/1974		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2014	1188	Manual	2,000		9/12/2014			Repair section of
1/19/2012	70	Siding	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2019	Mail Update	JO	Jenny O
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/6/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4077		Sq. Ft.	Site		0	80.	1.33	1									433,848						433,800	

Total AC/HA:	0.09360	Total SF/SM:	4077	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	433,848	Spl Credit		Total:	433,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	0.94031191
Adj $ / SQ:	181.324
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581971
Depreciation:	207181
Depreciated Total:	374789

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

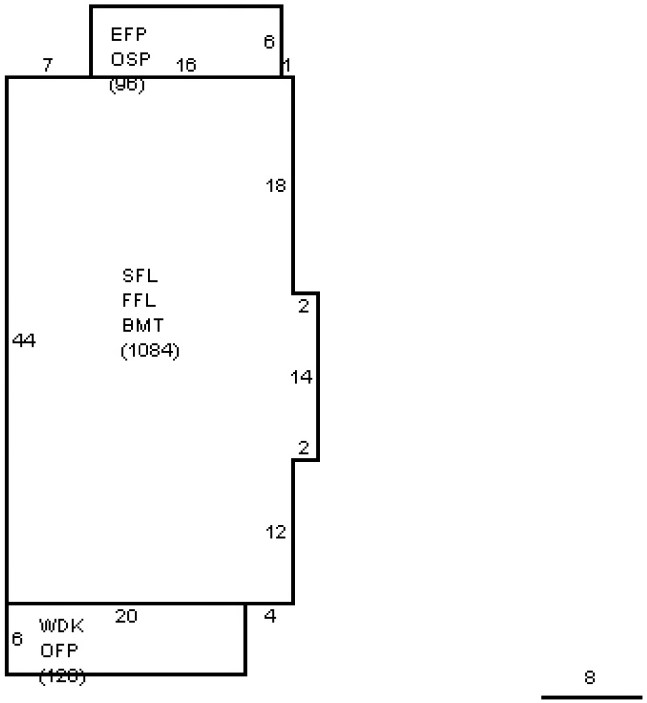
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	54.400	58,967
FFL	First Floor	1,084	181.320	196,555
SFL	Second Floor	1,084	181.320	196,555
OFP	Open Porch	120	28.440	3,413
WDK	Deck	120	13.480	1,617
EFP	Enclos Porch	96	52.270	5,018
OSP	Screen Porch	96	34.840	3,345
	Net Sketched Area:	3,684	Total:	465,470
Size Ad	2168	Gross Are	3684	FinArea 2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	181.32
Special Features:	0	Val/Su Net:	101.74
Final Total:	374800	Val/Su SzAd	172.88

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1922	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700